



PLANNING AND ZONING COMMISSION COMMUNICATION
May 6, 2014

SUBJECT: Consider Approval of Preliminary Plat

SUBMITTED BY: Stephen Cook, AICP – Senior Planner

REFERENCE NO: 14-01-PP

ACTION REQUESTED:

Consider a request for a Preliminary Plat of 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to Lots 1-37, A, Block J, Lots 1-23, A, Block K, and Lot A, Block L.

ALTERNATIVES:

1. Approve the request – *simple majority*

SUMMARY OF SUBJECT:

Applicant: SLF IV Euless Riverwalk, JV, LP represented by Bernie Hietbrink of Stratford Land Group, on behalf of Lennar Homes of Texas.

Location/Zoning: 12.897 acres of the Bradford Adam Survey, Abstract No. 152 to Lots 1-37, A, Block J, Lots 1-23, A, Block K, and Lot A, Block L.

Project Description: The applicant proposes to preliminary plat the 12.897 acres for sixty (60) single family detached dwelling units. The Planning and Zoning Commission considered approval of a site plan (#14-03-SP) on May 6, 2014 for the proposed Villas at Bear Creek subdivision.

The plat indicates the setback distances as required by the conditions of the Planned Development zoning ordinance.

The Development Services Group has reviewed the proposed Preliminary Plat and has certified that it meets the technical standards of the City of Euless. Staff recommends approval.

SUPPORTING DOCUMENTS:

- Application
- Exhibit(s)
- Map 1, Map 2, and Map 3

APPROVED BY:

MIKE COLLINS

Director of Planning and Economic Development

STEPHEN COOK

Senior Planner